

**From:** [Miskulin, James TRAN:EX](#)  
**To:** [Kathy McArthur](#)  
**Subject:** MOTI File 2023-00318, ACRD File RA21017 - 294 South Bamfield Road  
**Date:** February 28, 2023 4:36:55 PM

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**[CAUTION] This email originated from outside of the ACRD**

Hi Kathy,

I've spoken to our operations team and reviewed the proposal. Given the size and scope of the proposed development, including a club house, 24 cottages and a marina, the ministry will require the following:

- A Commercial access permit will need to be applied for and issued by MOTI. The application will need to include a design of the proposed access, ensuring that fire apparatus can access the turn. Appropriate traffic signage will also be required.
- As this development will include large vehicles towing boats, the ministry requires the developer to complete some road surfacing to mitigate the impact of the increased traffic on the road surface. The developer will be required to re-pave a portion of South Bamfield Rd from the intersection of Bamfield Road to the access location of the new development, approx. 350m.
  - The resurfacing must be completed according to MOTI spec
  - A permit for roadworks must be applied for and issued by MOTI
  - Design of the road surfacing must be included in this application
- MOTI requests the opportunity review a SWMP for this proposed development

If you require any additional information from MOTI please let me know.

Thank you,

**James Miskulin**, BBA, MCPM

He/Him

Senior Development Services Officer  
Ministry of Transportation and Infrastructure  
Vancouver Island District  
P: 250-734-4821 | [james.miskulin@gov.bc.ca](mailto:james.miskulin@gov.bc.ca)

[APPLY FOR PERMIT](#)

[APPLY FOR BCeID](#)

[SUBDIVISION INFORMATION](#)

I recognize and respectfully acknowledge the Snuneymuxw First Nation, on whose traditional territory I live, work, learn and play.



**ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT**

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3

Telephone (250) 720-2700 Fax (250) 723-1327

**BYLAW RESPONSE SUMMARY**

**BYLAW NO.: P1459 & P1460**

**ACRD FILE NO.: RA21017**

**APPLICANT NAME: 1208810 BC Ltd.**

**ACRD CONTACT: Alex Dyer, Planning Manager**

**Date of Referral: December 22, 2022**

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to  
Conditions Below

Approval NOT Recommended Due to  
Reasons Outlined Below

The Huu-ay-aht First Nations is interested in negotiating sewage disposal services through the Huu-ay-aht First Nations Community Sewer System.  
The Huu-ay-aht First Nations is in Agreement with the suggested conditions of the rezoning.

Agency (please print):

Huu-ay-aht First Nations

Name (please print):

Rita Johnson

Title:

Director

Signature:

Rita Johnson

Date:

January 27, 2023

Via email: [kmcarthur@acrd.bc.ca](mailto:kmcarthur@acrd.bc.ca)

January 24, 2023

Alex Dyer  
Planning Manager  
Alberni-Clayoquot Regional District  
3008 Fifth Avenue  
Port Alberni, BC V9Y 2E3

Dear Alex Dyer:

**Re: Review – Alberni-Clayoquot Regional District Zoning Amendment Bylaw No. P1459 & P1460**

Thank you for the opportunity to comment on the Alberni-Clayoquot Regional District OCP and zoning bylaw amendments. The past few years have seen significant advances in linking urban planning with a variety of health outcomes.

These include outcomes such as: the encouragement of physical activity, healthier eating, greater safety, cleaner air and healthier living environments, access to health services, food security, age friendly communities, and improved social interaction amongst other potential health criteria.

Island Health (VIHA) appreciates the opportunity to provide evidence based recommendations and comments for this referral. Highlights as well as recommendations are itemized below:

### **Highlights**

- The proposed amendment to the OCP from Residential Use to Mixed Use. Mixed Use designation and commercial marine use will provide employment opportunities and services to the area, which will provide economic benefits to local residents. Access to steady income and revenue streams reduces the financial stressors which reduce risks of depression and anxiety for better mental health outcomes. Expanding recreational accommodations will allow for residents and the travelling public to spend time in a nature. Health evidence shows a strong link between exposure and engagement to natural areas and the reduction of stress, chronic disease, depression, and anxiety as well as improvements in cognitive functions.
- The applicants may consider utilizing the cabins for seasonal workers or longer-term residential accommodations. The use of the cabins in this capacity will increase local rental housing stock providing valuable opportunities for more affordable housing. Access to affordable housing decreases the frequency of moving between residences. Housing stability helps reduces stress and enables people to care for themselves and families better.

- The allowance for a restaurant and/or mix use development will provide local access to food and social gathering. Access to a variety of food options can lead to increase in healthy food choices for better health outcomes. Social connections provide people with a sense of belonging, which in turn provide improvements to mental well-being.

### **Regulatory Considerations**

#### **Drinking Water**

- Potable water will be supplied by the Bamfield Water System (BWS) which currently holds a valid operating permit under the *Drinking Water Protection Act*. If any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system is necessary, a construction permit must be obtained from our Public Health Engineer.

#### **Sewerage Disposal**

- Sewerage disposal for the proposed development must be in compliance with the *Sewerage System Regulation* or, for systems with a daily domestic sewage flow of 22.7m<sup>3</sup>/day or greater, the *Municipal Wastewater Regulation*.
- Increasing the density of a parcel may result in the increased risk of the detrimental cumulative impact associated with increased use of onsite sewage systems. Island Health's subdivision standards are designed to address these concerns while ensuring there is sufficient area for a primary and reserve system by setting standards for minimum lot size and required depth of native mineral soil. Island Health will have an opportunity to review any subdivision applications through the referral process with the Ministry of Transportation and Infrastructure to ensure the proposal meets the intent of these standards.

While a Registered Onsite Wastewater Practitioner is able to evaluate the ability of the soils to support an onsite sewerage system, the Sewerage System Standard Practice Manual states that the manual is not intended to address the potential cumulative impacts of discharge from multiple sewerage systems within a given area.

A hydrogeological assessment may be required for all community sewerage systems. A qualified professional, licensed to practice in British Columbia, must complete this assessment.

#### **Food Premises & Pools**

- The Health Protection and Environmental Services (HPES) department in Island Health have a regulatory role in food premises and recreational water (pools and hot tubs) from construction to operation. Construction of any new food premises or pool must be undertaken with the appropriate construction permit. Any new or existing and unapproved food premises or pool must obtain an operating permit from our office.


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**Recommendations under Island Health's Healthy Built Environment Initiative**

- Recommend addition of a nature trail and/or connection to existing, if any, trails in the area. Trails promote and increase opportunity for physical activity, which leads to improvements in emotional and physical wellness and help reduce the risk of chronic disease.
- The proposed application falls into three development permit areas; Riparian, Natural Hazard, and Coastal Protection. Ensuring the preservation and protection of these areas, as per the conditions of associated development permits, to prevent negative impacts on the foreshore and riparian area is important in the preservation and health of the natural environment. A healthy natural environment provides an opportunity for residents to interact and view nature, which in turn provides a positive impact on human physical and mental well-being.
- Retain as much of the existing natural environment (i.e. mature trees) as possible. Tree/shrubbery screening also provides a barrier to noise, helps improve air pollution, and lessens the impacts of extreme weather events, including providing shade and cooling during heat waves, and providing stability during heavy rain events to lessen flooding.
- Consideration should be given to the accessibility of the facility and the walkways within the facility. Ideally, the facility should be able to provide access for all ages and ability levels. As the population of the province is aging, providing considerations in the design and construction for people with limited mobility can add value to the facility for all members of the community.

If you have any questions or comments please do not hesitate to contact the undersigned for further clarification or to discuss further.

Sincerely,



Leni Rose, CPHI(C)  
Environmental Health Officer

LR/cmd

cc: Angela Wheeler, Regional Built Environmental Consultant



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A building permit application is required for each individual building.

Occupancy classification of proposed conversion of existing dwelling to clubhouse is Group A, Division 2, as stated in the BC Building Code, hence, a registered architect must be retained to design and assure construction. Architect may require additional registered professionals to provide engineering services.

Provisions for firefighting including access to above-grade storeys, access to basements, roof access, confirmation of available water supply flow rates and pressures and access routes including location and design required by subsection 3.2.5. of the BC Building Code are applicable and must be reviewed by appropriate registered professionals.

Assurance of professional design and commitment to field review regarding geotechnical considerations is required for all proposed new construction on property as per Geotechnical Hazard Assessment File No. F9534.01 Revision Number 01, prepared by Lewkowich Engineering Associates Ltd.

Spatial separation requirements for buildings from either Part 9 or Part 3 of the BC Building Code (whichever is applicable based on proposed building design) regarding distances from property lines and other buildings in relation to required fire resistance ratings, permitted unprotected openings and combustible/non-combustible construction requirements are mandatory. Must be included with plans for building permit.

Agency (please print):

Alberni-Clayoquot Regional District

Name (please print):

Luc Stefani

Title: Building Inspector

Signature:

Date: 1/4/23



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The cottage development is a low density and of little concern for the BVFD.

The marina is a higher risk, with the fueling of boats etc. BVFD would expect appropriate in place fire protection (standpipes) be provided for this facility.

Agency (please print):

Bamfield Volunteer Fire Department

Name (please print):

Charlie Starratt

Title: Regional Fire Services Manager

Signature:

*Charlie Starratt*

Date: 3/28/23